

Before the Board of Zoning Adjustment, D. C.

Application No. 12373 of Associated General Contractors of America for permission to continue a parking lot. The property is in the SP District at 504-508 - 19th Street, N. W., Lot 829, Square 127. The applicant seeks, pursuant to Sub-section 8207.2 of the Zoning Regulations, a special exception under Sub-section 4101.41.

HEARING DATE: March 22, 1977

DECISION DATE: April 6, 1977

1. The subject property is located in an SP Zoned District.

2. This property is presently operating as a parking facility pursuant to this Board's previous Order No. 11033, dated January 19, 1972.

3. The applicant requests permission to continue the operation of this facility as a parking lot for a period of five (5) years.

4. The Department of Transportation by report dated March 23, 1977, recommended a four (4) year approval of this application.

5. The Municipal Planning Office by report dated March 10, 1977, recommended a four (4) year approval of this application.

6. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

The Board is of the opinion that the continuation of this property as a parking facility will not create any dangerous or otherwise objectionable traffic conditions. The Board further concludes that the present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity. It is therefore ORDERED that this application is hereby GRANTED for a period of ONE (1) YEAR subject to the following CONDITIONS:

a. Permit shall issue for a period of ONE (1) YEAR but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting shall be confined to the surface of the parking lot.

Permit shall not issue until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

VOTE:

4-0 (Lilla Burt Cummings, Esq., Ruby B. McZier, Esq.,
Leonard L. McCants, Esq. and William F. McIntosh).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



ARTHUR B. HATTON

Executive Secretary

FINAL DATE OF ORDER:

5-23-77

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.